



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number **July 15-125F**

Case Type **Final Plat**

Project Name **Mandi Acres**

Applicant/Owner Russell Frick
 15215 Francis Road
 Kearney, MO 64060

Request **Final Plat** approval of Mandi Acres

Application Submittal 2015-06-01

Public Notice Published N/A

Neighbor Letters Sent 2015-06-18

Report Date 2015-06-29

REPORT AUTHOR(S) Debbie Viviano, Planner
 Matt Tapp, Director

Recommendation APPROVAL with conditions



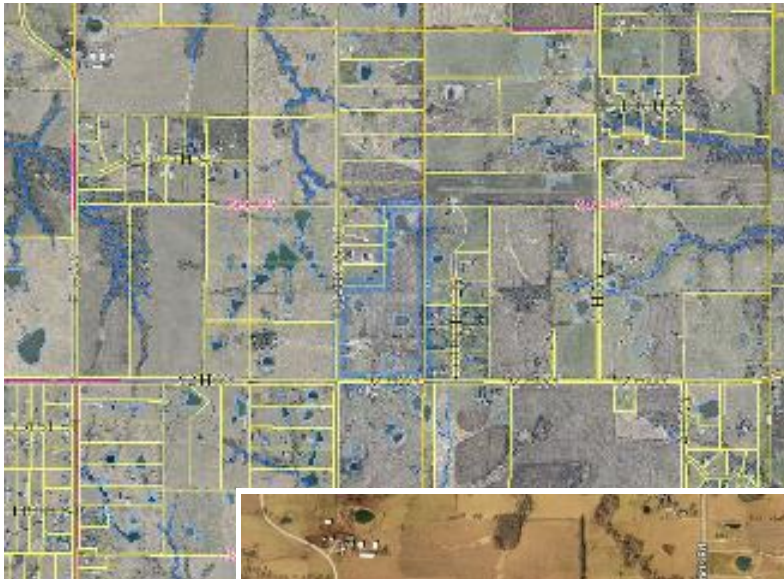
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General Information

Site Location:	approximately 15215 Francis Road Section 26 Township 53 Range 32
Site Size:	6.06± Acres
Existing Landuse & Zoning:	Residential Ranchette (R-5)/ with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD)
Zoning/Platting History:	RZ-Mandi Acres, Lot 1, Res#2015-198, 6/22/2015; Prelim. Plat – Res#2015-199, 6/22/2015
Surrounding Landuse & Zoning:	North – <u>CCC Estates</u> (R-1A), <u>Frick Estates</u> (R-1) & Agricultural (AG) zoned land East – <u>Craig Acres</u> (R-1), <u>Piburn Estates</u> (R-1A & AG), Agricultural (AG) zoned land South – 92 Highway, (R-1), <u>Cambridge Estates</u> (R-1A), Agricultural (AG) zoned land West - Agricultural (AG) zoned land, <u>Strange Acres</u> (R-1)

Current Conditions:



Courtesy Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Russell Frick is requesting **Final Plat** approval for Mandi Acres, approximately 6 acres located at approximately 15215 Francis Road.

Mr. Frick wishes to split this parcel off to allow for his son to live closer to the rest of the family.

Character of the General Neighborhood

Agricultural (AG) zoned property and R-1 zoned subdivisions are to each direction of the property. R-1A zoned subdivisions are to the north, east and south [see Attachment B].

Code Considerations

The review procedures and submittal content for a Final Plat must be in substantial compliance with the approved preliminary plat in accordance with the requirements under **Section 151-3.6 (D)** of the Clay County 2011 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request *appears to substantially comply with the LDC and preliminary plat.*

The application was properly noticed, per regulations and adjacent property owners were notified within the mandated 1,000 foot distance by means of a letter dated June 18, 2015.

Outside Agency Review

The Clay County Highway Department has noted the driveway will pass for sight distance specifications for the Manual on Uniform Traffic Control Devices (MUTCD) requirements and Clay County Highway Department standards. The road surface of Francis Road is chip and seal surfacing. The Clay County Health Department has given preliminary and final approval. The Public Water Supply District No. 6 has indicated they can provide water service for one (1) additional lot.

The Smithville Fire Department serves this property. Future construction will need to comply with their fire protection codes. Any building plans must be submitted and approved by the fire district before a building permit may be issued, and then prior to a Certificate of Occupancy being issued a letter of compliance is required from the fire district.

Findings

Road Impact Fees (RIF) are not required for Lot 1 as a waiver request for a family member was approved by the Clay County Highway Department. However, the waiver is not lastly approved until the Planning and Zoning Commission and the County Commission approve.

Recommendations

Staff recommends the **Final Plat** of Mandi Acres **be approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. Any future structures will need to have building plans submitted and approved by the fire district prior to a building permit being issued, and then a letter of compliance from the fire district prior to a Certificate of Occupancy being issued.
2. Lot 1 is subject to Road Impact Fees (RIF) fees unless the waiver is approved by the Planning and Zoning Commission and the County Commission.
3. The following corrections to the recording copies of the Final Plat:



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- a. DELETE: In Note 1. "& Linda"
- b. DELETE: Signature line change the portion of "In testimony whereof...." of Linda S. Frick.
- c. DELETE: signature line for the Chairman there is an Extra "n" in zoning
- d. ADD: a small "l" in Presiding
- e. ADD: space for more signature line space after Chairman, Presiding and Western.

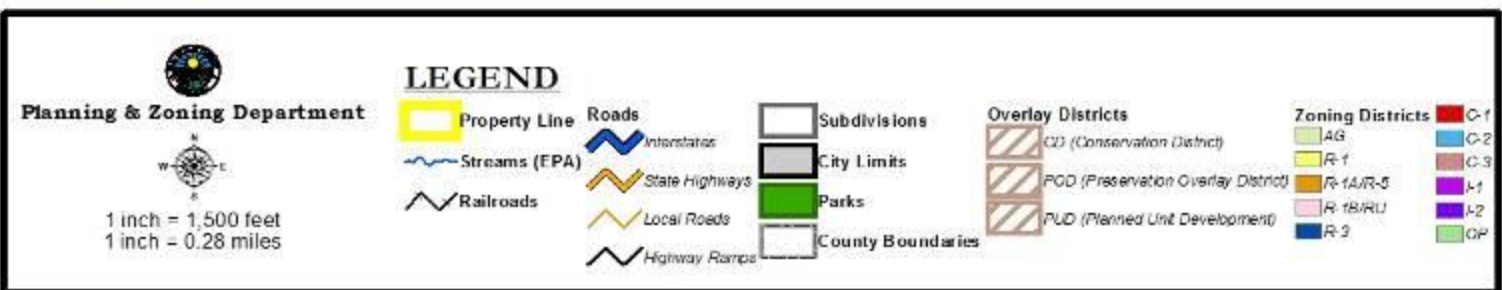
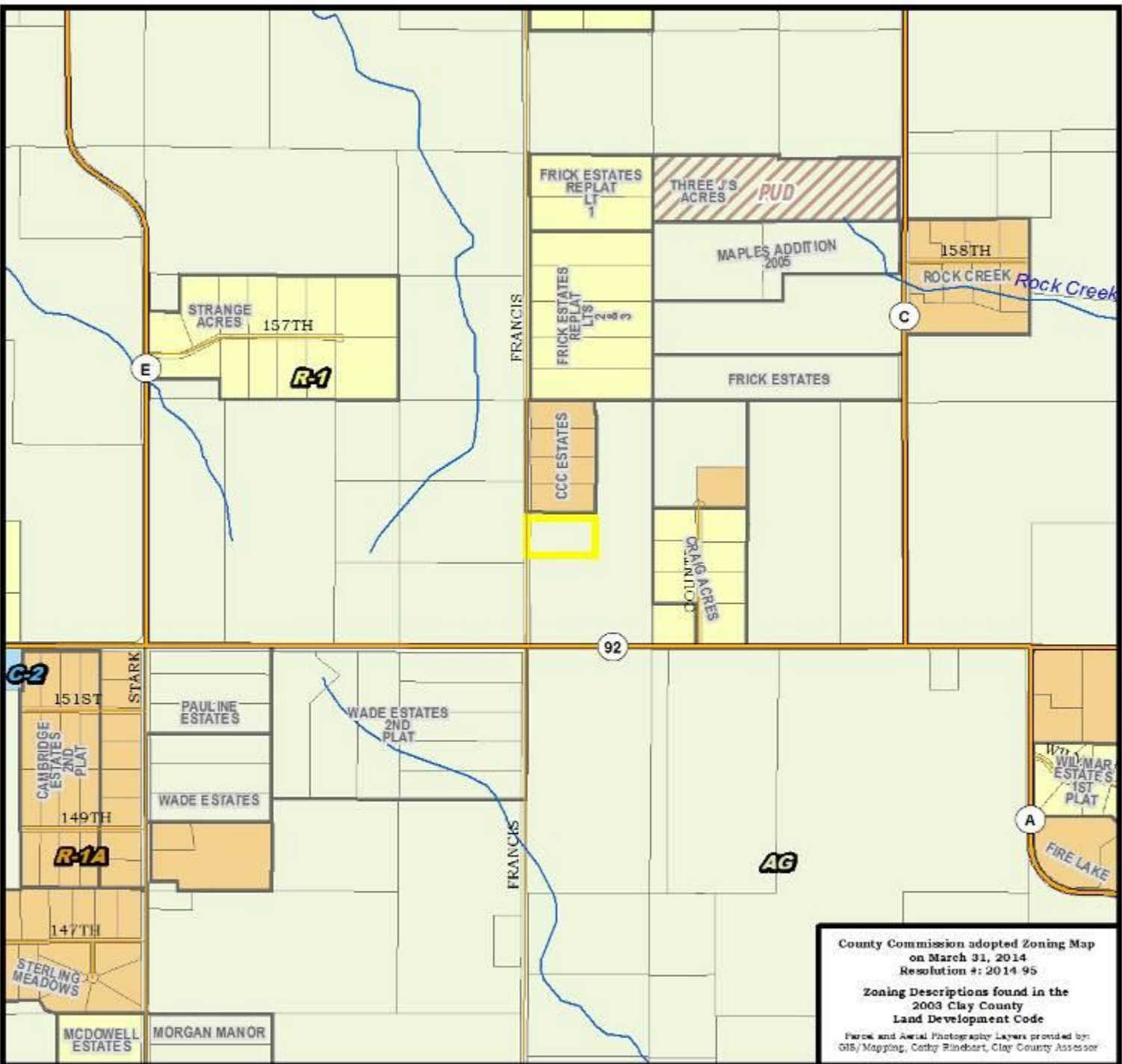


Attachments

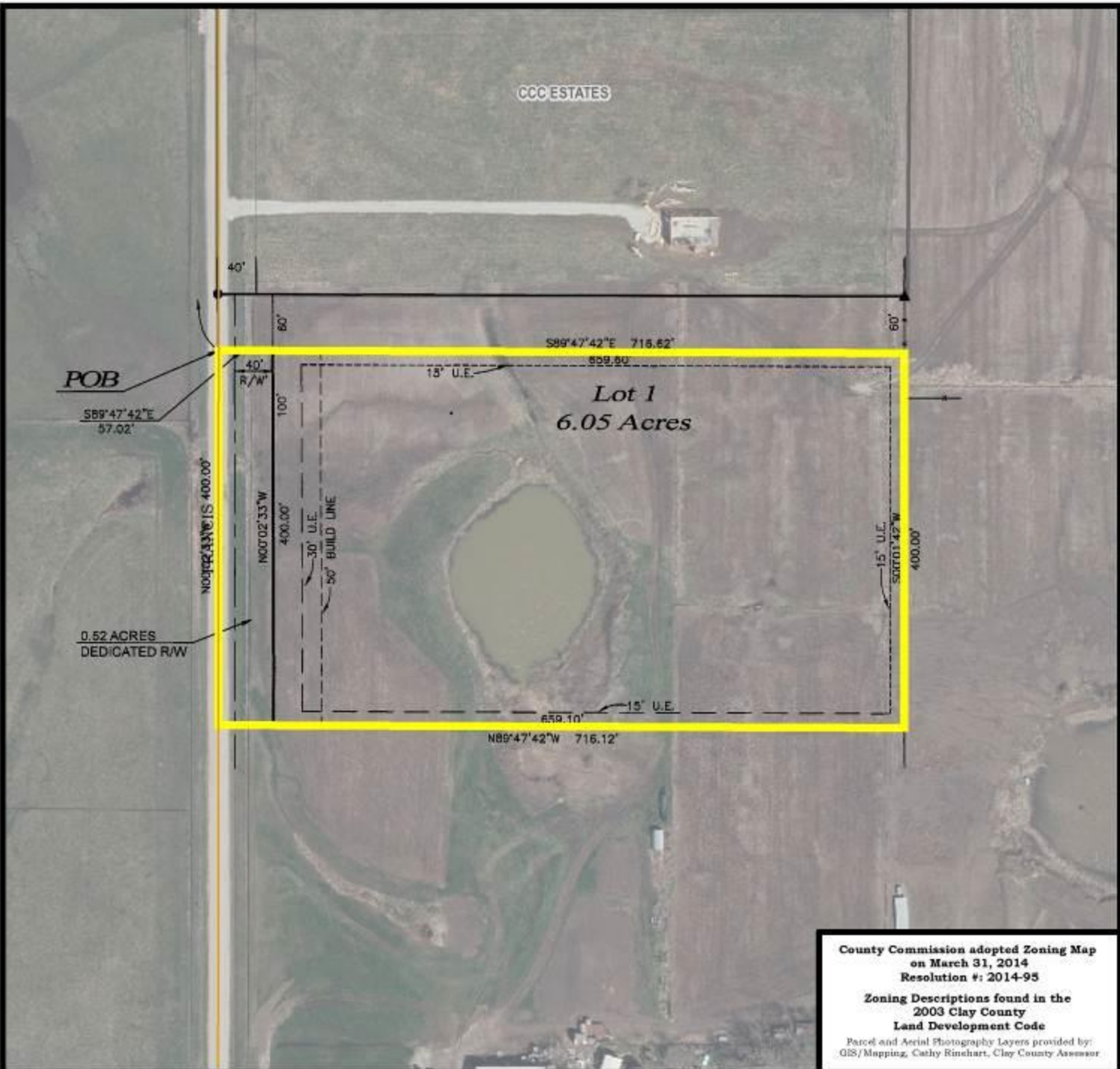
Attachment A - Vicinity Map



July 15-125F – Mandi Acres
Attachment B - Existing Conditions Map

Map Document (G:\GIS\Project_Files\Activity Map - 3 x 11 P.mxd)
06/18/2015 - 04:05:18 PM

July 15-125F – Mandi Acres
Attachment C - Site Plan Map





Planning & Zoning Department



1 inch = 150 feet
1 inch = 0.03 miles

LEGEND

	Property Line		Streams (EPA)		Roads Interstates		Subdivisions
	Railroads		State Highways		Local Roads		City Limits
	Highway Ramps		Parks		County Boundaries		